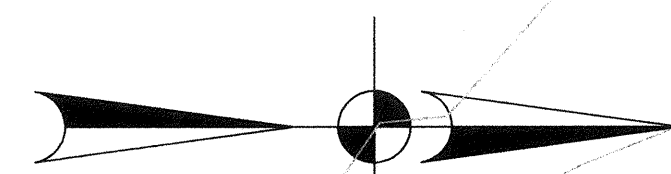
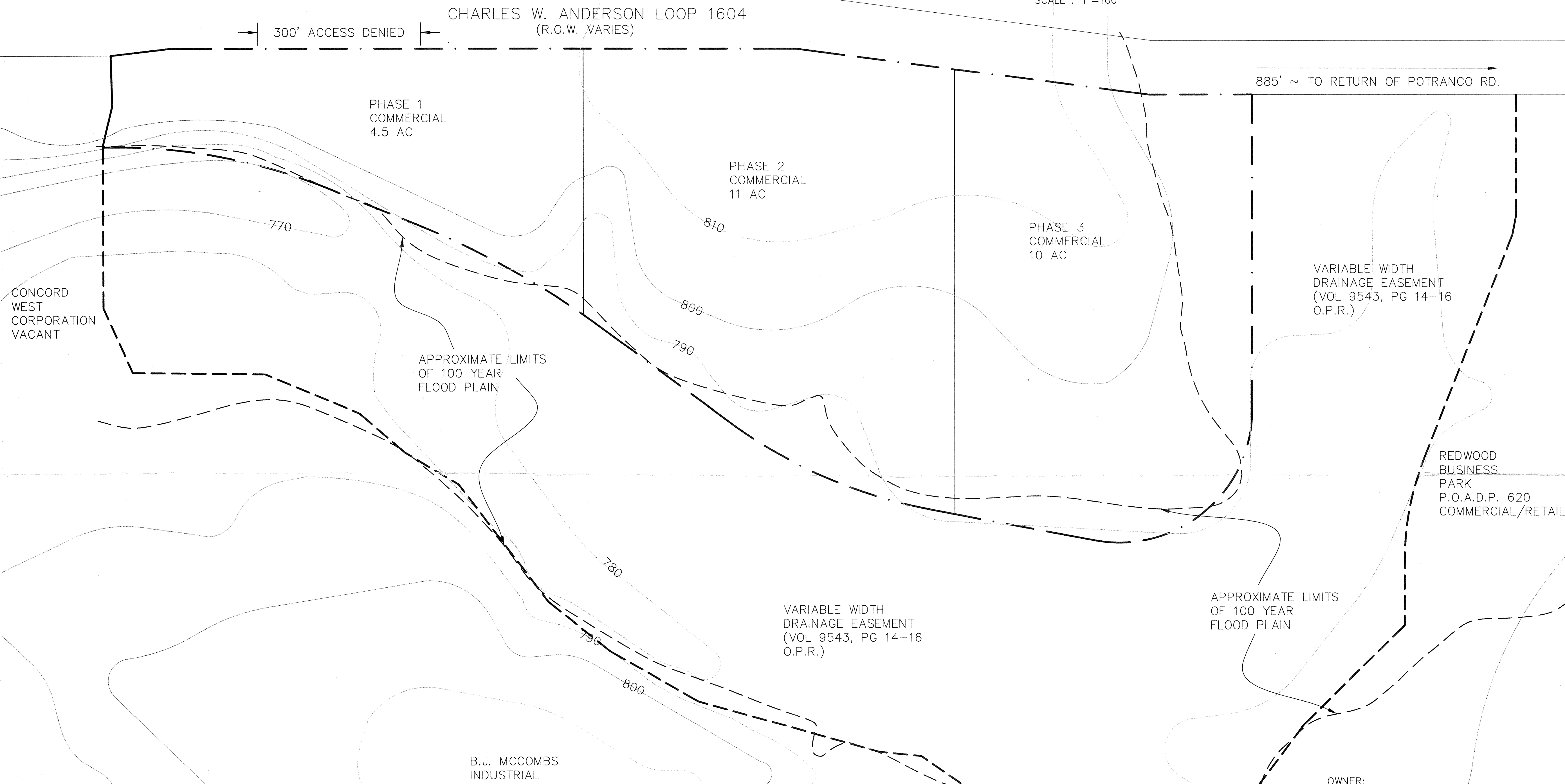


RECEIVED
00 DEC 12 PM 3:26
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



SCALE : 1"=100'



NOTES:

1. 100 YR. FLOOD PLAIN SHOWN IS DERIVED FROM A FLOOD PLAIN STUDY CONDUCTED BY PAPE-DAWSON ENGINEERS.
2. DRIVEWAYS SHALL NOT EXCEED TxDOT'S "REGULATIONS FOR ACCESS TO STATE HIGHWAYS."
3. THIS PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

PROPOSED USES

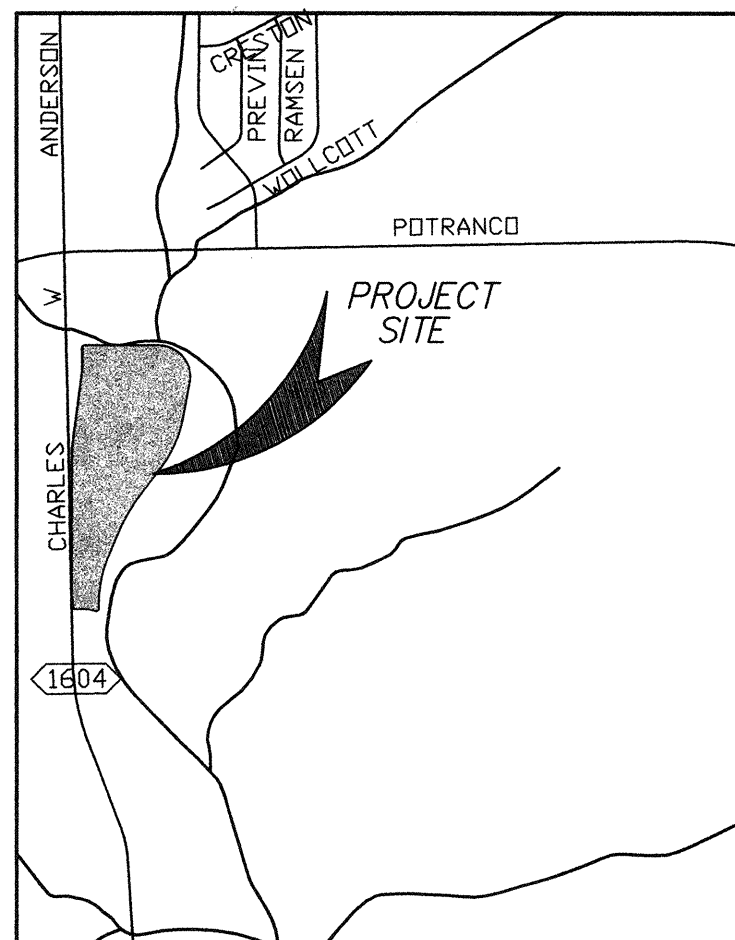
COMMERCIAL LAND USE:

LAND USES AS DESCRIBED IN SECTION 35-3084 "B-2 BUSINESS DISTRICT"; CSA UNIFIED DEVELOPMENT CODE.

LAND USES AS DESCRIBED IN SECTION 35-3086 "B-3 BUSINESS DISTRICT"; CSA UNIFIED DEVELOPMENT CODE.

LAND USES AS DESCRIBED IN SECTION 35-3262 "TABLE OF PERMITTED USES IN NON-RESIDENTIAL DISTRICTS", (B-2 AND B-3 DISTRICTS); CSA UNIFIED DEVELOPMENT CODE.

P.O.A.D.P.



LOCATION MAP
N.T.S.

PLAN HAS BEEN ACCEPTED BY

1-16-01 \$19.95
(date) (fees)

If no plate are filed, plan will expire

On 7-18-02

1st plot filed on

REVISIONS:

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 | FAX: 210.375.9010

CARACOL CROSSING SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

JOB NO. 5139-00

DATE OCTOBER, 2000

DESIGNER JK

CHECKED JK DRAWN JPS

SHEET 1 OF 1

695



CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: 11-8-00 Name of POADP: Caracol Crossing Subdivision
Owners: Santikos Investments Consulting Firm: Pape-Dawson Engineers, Inc.
Address: 601 Embassy Oaks - #105 Address: 555 E. Ramsey
Zip Code: San Antonio, TX 78216 Zip Code: San Antonio, TX 78216
School District: Northside I.S.D. Phone: (210) 375-9000
Existing zoning: None Proposed zoning: B-3

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 3 ☒ Yes ☐ No
San Antonio City Limits? ☐ Yes ☒ No
Council District: ----
Ferguson map grid 612A4

Land area being platted:	Lots	Acres
Single Family (SF)	<u> </u>	<u> </u>
Multi-family (MF)	<u> </u>	<u> </u>
Commercial and non-residential	<u>3</u>	<u>25.5 Ac.</u>

Is there a previous POADP for this Site? Name N/A No. N/A

Is there a corresponding PUD for this site? Name N/A No. N/A

Plats associated with this POADP or site? Name N/A No. N/A

Name N/A No. N/A

Name N/A No. N/A

Contact Person and authorized representative:

Print Name: David McWhorter

Signature: 

Date: 11/8/00

Phone: 210-496-1300

Fax: 210-496-2720

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ copy of digital file;
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification, 8 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements or Todd Sang @ (210)207-7702;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ The POADP lies in the Northside School District and they have been contacted concerning this development.
- ☒ List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.
Loop 1604

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: David McWhorter

Signature: 

If you have any questions please call Michael O. Herrera at 207-7900

APPLICATION REVISED May 8, 2000

PAGE 2 OF 2



CITY OF SAN ANTONIO

January 16, 2001

Mr. Andy Slavens

Pape-Dawson Engineering Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Caracol Crossing

POADP # 695

Dear Mr. Slavens:

The City Staff Development Review Committee has reviewed Caracol Crossing Preliminary Overall Area Development Plan # 695. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.


Mr. Slavens
Page 2
January 16, 2001

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

All Platting will have to comply with the UDC, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is stylized with a large, sweeping initial "E" and "M".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-13-00

POADP NAME: CARACOL CROSSING

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

[Signature]

Signature

SR Engineering Assoc

Title

11/30/00

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Major Thoroughfare ☐ Traffic T.I.A.
☐ Zoning ☐ Bexar County Public Works

RECEIVED NOV 17 2000

FROM: Michael O. Herrera, Planner II

Date 11-13-00

POADP NAME: CARACOL CROSSING

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: - Layout development to maximize
tree preservation & native vegetation preservation
- coordinate tree preservation
- consider 100 yd flood plain for
conservation easement / linear open
space

Michael O. Herrera

Signature

City At-Large

Title

11/30/00

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☒ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-13-00

POADP NAME: CARACOL CROSSING

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Pending on the following comments:
- Has a flood study been completed to
establish BFES?
- Is property served by sanitary sewer?

Signature

Title

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

RECEIVED
00 NOV 15 AM 9:15

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☒ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-13-00

POADP NAME: CARACOL CROSSING

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.

PENDING TXDOT RELEASE
☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: LOOP 1604 IS ON THE MTP AND TXDOT SYSTEM
REQUIRING A MIN OF 110' ROW AND TXDOT RELEASE

[Signature]

Signature

Planner

Title

112200

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☒ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-13-00

POADP NAME: CARACOL CROSSING

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Outstudy SDCC

Signature

Title

Date

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

RECEIVED

01 MAY 14 AM 11:01

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TO: Michael Herrera, Planning Department

FROM: Development Engineering Division

COPIES TO: File

SUBJECT: Caracol Crossing POADP


Level 3 T.I.A.

Date: May 9, 2001

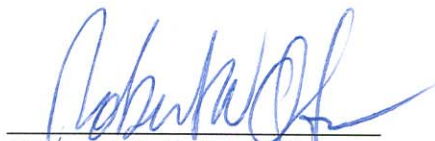
The Development Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Caracol Crossing POADP located on Loop 1604 south of Potranco. The analysis is in compliance with the TIA Ordinance 91700.

The proposed development will contain approximately 294,030 square feet of shopping center building area to be developed in three phases. Construction on the development is expected to begin in 2001 or 2002 and be completed in the year 2006. This property is estimated to generate 1,099 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through a maximum of six access points within 2,600 linear feet of the Loop 1604 frontage road.

The intersection of Potranco and Loop 1604 is scheduled to be improved to a four lane divided roadway before this development is completed. The northbound Loop 1604 approach is expected to then fall from level of service C to level of service D, therefore, recommendations are to mark the northbound frontage road to allow through movements to share a lane with the left-turn movements in order to help alleviate this traffic impact.


Richard L. De La Cruz, P.E.
Senior Engineer

Approved by:


Robert W. Opitz, P.E.

Chief Engineer, Development Engineering Division

Michael Herrera

From: Todd Sang
Sent: Thursday, November 09, 2000 8:43 AM
To: Michael Herrera
Cc: John Friebele
Subject: Caracol Crossing POADP

Mike,
David Steitle has submitted a Level 3 TIA for the Caracol Crossing POADP located on Loop 1604 south of Potranco.
We will provide you our comments as soon as the TIA review is complete.
Thank You
Todd Sang



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

November 10, 2000

P.O.A.D.P. REVIEW

Caracol Crossing Subdivision

Located on Loop 1604, 885' west of FM 1957

RECEIVED
NOV 16 AM 10:38
DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

Mike Herrera
City of San Antonio Department of Planning
P.O. Box 839966
San Antonio, Texas 78283-3966

<u>P.O.A.D.P. Reviewed for:</u>	<u>Comments</u>
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	Loop 1604 expansion requires additional right of way from this property (see attached layout depicting requirements of parcel 61).
Access Limits/Restrictions	Access to Loop 1604 will be as directed by "Regulations For Access Driveways to State Highways". See additional comments below.
WPAP Requirements	None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS: A maximum number of six access points will be permitted to this site, **based on the overall combined frontage**. Three hundred feet of frontage of the site identified as "Phase 1 Commercial (B-3) 4.5 acres" will be denied access as shown on the attached layout.

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

cc: Pape-Dawson Engineers

43+29.25 TO 20751+58.94

REMAINDER 161.272 ACRE +/-

J. V. DIGNOWITY SURVEY NO.
ABSTRACT NO. 1040
CO. BLK. NO. 4362

61

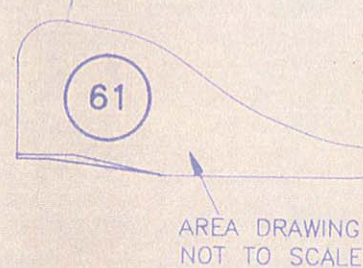
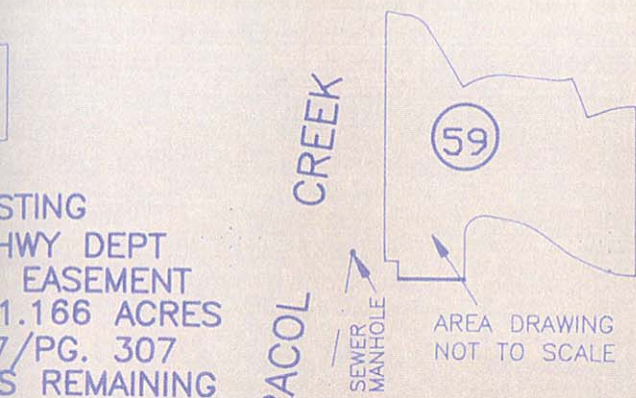
JOHN L. SANTIKOS
(VOLUME 2868/PAGE 336-340)
(VOLUME 5371/PAGE 1168-1196)
(VOLUME 5371/PAGE 1233-1268)

DEED

VOLUME /PAGES
0.4856 ACRE (21,152 SQ. FT)

LT-CL-STATIONS

20751+58.94 TO 20760+00
REMAINDER 26.514 ACRE +/-



S 00°02'30" W 1251.76'

2'30" W 300.00'

2'30" E 300.00'

29.68'

2'30" E 300.00'

29.77'

" E 1075.83'

LOOP 1604

STA. 20751+58.94

CL LOOP 1604

PROPOSED R.O.W.

61

S 00°02'30" W 341.06'

168.94'

191.06'

S 12°26'57" W 511.96'

N 07°29'31" E 655.53'

20750+00

20755+00

E 133,400

20760+00

CHARLES W. ANDERSON LOOP 1604
(R.O.W. VARIES)

300' Access Denied

PHASE 1
COMMERCIAL (B-3)
4.5 AC

PHASE 2
COMMER
11 AC

770

810

800

790

APPROXIMATE LIMITS
OF 100 YEAR
FLOOD PLAIN

INCORP
ST
RPORATION
CANT

SANTIKOS INVESTMENTS

013201

OUR REFERENCE NUMBER	YOUR INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT	NET AMOUNT
105777	110500	11/06/00	381.10	381.10	0.00	381.10
<i>P.O.D. P.P. CARACOL CROSSING SUB'D.</i>						
						----- \$381.10

SANTIKOS INVESTMENTS

601 EMBASSY OAKS, SUITE 105
SAN ANTONIO, TEXAS 78216

CHASE BANK OF TEXAS, N.A.
SAN ANTONIO, TX 78209

32-115-1110

013201

*****381 DOLLARS AND 10 CENTS

DATE	CONTROL NO.	AMOUNT
11/06/00	13201	\$*****381.10

PAY
TO THE
ORDER OF

City Of San Antonio
San Antonio TX 78205



AUTHORIZED SIGNATURE

⑈013201⑈ ⑆113000609⑆ ⑈06407091085⑈

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
2029431

AMT ENCLOSED

50-04-5573
SANTIKOS INVESTMENTS
601 EMBASSY OAKS, STE. 105
S.A. TX. 78216

AMOUNT DUE 381.10
INVOICE DATE 11/27/2000
DUE DATE 11/27/2000

PHONE: 000 - 0000

POADP
CARACOL CROSSING

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
11/27/2000	2029431	50-04-5573	11/27/2000	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: 11/26/2000	11/26/2000		CK# 013201	CARACOL CROSS
END	11/26/2000			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓

TRANSMITTAL



To: City of San Antonio Planning Department

Date: 11-7-00

Attn: Michael Herrera

RECEIVED
CITY OF SAN ANTONIO
PLANNING DEPARTMENT
NOV 8 PM 3:45

Re: POADP – Caracol Crossing Subdivision

QUANTITY	DESCRIPTION
1	Signed Application
1	Signed Certification
1	Application Check (#013201)
1	TIA Report
1	8 ½" x 11" Reduction of Map
8	POADP Map

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☐ As Requested ☒ For Review and Comment

COMMENTS _____

From: Andrew W. Slavens, P.E.

Project No.: 5139.00

cc: File, Santikos Investments, Sam Dawson, Earl
& Brown

\\DAWSON\RAID0\PROJECTS\51\39\00\Word\Transmittal\001107Trans.doc

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9030 | info@pape-dawson.com

TRANSMITTAL



To: City of San Antonio Planning Department

Date: 12-12-00

Attn: Michael Herrera

Re: POADP – Caracol Crossing Subdivision

QUANTITY	DESCRIPTION
8	POADP Map Revised

RECEIVED
00 DEC 12 PM 3:26
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☐ As Requested ☒ For Review and Comment

COMMENTS _____

From: Andrew W. Slavens, P.E.

Project No.: 5139.00

cc: File, Santikos Investments, Sam Dawson, Earl
& Brown

\\DAWSON\RAID0\PROJECTS\51\39\00\Word\Transmittal\001206Trans.doc

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9030 | info@pape-dawson.com